



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**83, 4 Stonegate Drive NW
Airdrie, Alberta**

MLS # A2225851



\$399,000

Division:	Stonegate		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,228 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Closet Organizers, No Smoking Home, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	\$ 353
LLD:	-
Zoning:	R2-T
Utilities:	-

Inclusions: Freezer

Welcome to this charming 3-bedroom, 2.5-bathroom townhouse located in the sought-after Stonegate Crossing complex in Airdrie. Offering a functional and inviting layout, this home features a bright and spacious main floor with a well-appointed kitchen, cozy living area, and a dining space perfect for everyday living and entertaining. Upstairs, you'll find three generous bedrooms, including a primary suite with its own private ensuite. The unfinished basement is spacious and awaits the creativity of the new homeowner. Enjoy the convenience of a south-facing porch, two outdoor parking stalls, and a low-maintenance backyard—ideal for relaxing or letting the kids play. With nearby parks, schools, shopping, and quick access to major routes, this unit—located in a very well-run complex—is the perfect opportunity for first-time buyers, families, or investors!